041.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,900 / 876,900
					USE VALUE:	876,900 / 876,900
					ASSESSED:	876,900 / 876,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		FORDHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEAVER PROPERTIES LLC
Owner 2:	SCOTT SEAVER MANAGER
Owner 3:	
Street 1:	215 LEXINGTON ST
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL PAUL R & BONNIE C -
Owner 2:	TRUSTEES/CAMPBELL TRUST -
Street 1:	21 MEADOW VIEW RD
Twn/City:	CHATHAM
St/Prov:	MA Cntry:
Postal:	02633

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	432,900		444,000	876,900
Total Card	0.103	432,900		444,000	876,900
Total Parcel	0.103	432,900		444,000	876,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.97 /Parcel: 405.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 28712
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

!3490!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	432,900	0	4,500.	444,000	876,900		Year end	12/23/2021
2021	104	FV	413,600	0	4,500.	444,000	857,600		Year End Roll	12/10/2020
2020	104	FV	413,700	0	4,500.	444,000	857,700	857,700	Year End Roll	12/18/2019
2019	104	FV	321,900	0	4,500.	471,800	793,700	793,700	Year End Roll	1/3/2019
2018	104	FV	321,900	0	4,500.	344,100	666,000	666,000	Year End Roll	12/20/2017
2017	104	FV	302,300	0	4,500.	299,700	602,000	602,000	Year End Roll	1/3/2017
2016	104	FV	302,300	0	4,500.	255,300	557,600	557,600	Year End	1/4/2016
2015	104	FV	270,000	0	4,500.	249,800	519,800	519,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:09:43

LAST REV

Date	Time
10/07/21	18:17:35
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3490

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL PAUL R	77933-170	1	6/3/2021		1,017,000	No	No		
CAMPBELL PAUL/E	27839-264		11/4/1997	Family	99	No	No		F

USER DEFINED

Prior Id # 1:	28712
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2021	1077	Addition	241,000	C				
3/10/2003	151	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	372	PATRIOT
3/10/2000	Inspected	276	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit: | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13611102
Const Adj.:	0.98980200
Adj $ / SQ:	202.414
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627340
Depreciation:	194475
Depreciated Total:	432865

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

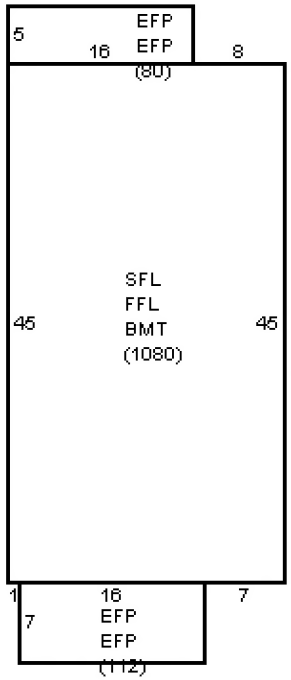
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	202.41
Special Features:	0	Val/Su Net:	119.45
Final Total:	432900	Val/Su SzAd	200.42

SKETCH



8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	60.720	65,582
FFL	First Floor	1,080	202.410	218,608
SFL	Second Floor	1,080	202.410	218,608
EFP	Enclos Porch	384	33.960	13,043

Net Sketched Area:	3,624			Total:	515,841
Size Ad	2160	Gross Area	3624	FinArea	2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	